

120.0

0001

0002.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

726,500 / 726,500

USE VALUE:

726,500 / 726,500

ASSESSED:

726,500 / 726,500


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		GREENWOOD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: COLLINS CHRISTIAN LOUIS	
Owner 2: COLLINS YOKO	
Owner 3:	

Street 1: 11 GREENWOOD RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: CACCAVARO RONALD/TRUSTEE -
Owner 2: CCC REAL ESTATE TRUST -
Street 1: 11 GREENWOOD RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 8,001 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 2158 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Code Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 8001 Sq. Ft. Site 0 70. 0.82 5

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8001.000	264,500		462,000	726,500		77286
							GIS Ref
							GIS Ref
							Insp Date
							12/10/08

PREVIOUS ASSESSMENT								Parcel ID	120.0-0001-0002.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	264,500	0	8,001.	462,000	726,500	726,500	Year End Roll	12/18/2019
2019	101	FV	227,700	0	8,001.	468,600	696,300	696,300	Year End Roll	1/3/2019
2018	101	FV	227,700	0	8,001.	349,800	577,500	577,500	Year End Roll	12/20/2017
2017	101	FV	227,700	0	8,001.	316,800	544,500	544,500	Year End Roll	1/3/2017
2016	101	FV	227,700	0	8,001.	303,600	531,300	531,300	Year End	1/4/2016
2015	101	FV	226,600	0	8,001.	257,400	484,000	484,000	Year End Roll	12/11/2014
2014	101	FV	226,600	0	8,001.	244,200	470,800	470,800	Year End Roll	12/16/2013
2013	101	FV	226,600	0	8,001.	232,300	458,900	458,900		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
CACCAVARO RONAL	49720-184		7/2/2007		470,000	No	No	
CACCAVARO RONAL	47991-244		8/15/2006		99	No	No	
STANTON WALTER	46487-429		11/16/2005		420,000	No	No	
SOGOR TIBOR	27872-534		11/14/1997		218,000	No	No	Y

BUILDING PERMITS								ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By
2/24/2017	192	Inter Fi	51,750	O					12/10/2008	Meas/Inspect	294
5/22/2012	639	Manual	4,239					INSULATION	12/3/2008	MLS	MM
9/20/1993	463	Manual	2,000					REBUILD WDK 12X12	2/27/2006	MLS	MM
									3/22/2000	Inspected	PATRIOT
									3/15/2000	Missed Appt.	PATRIOT
									2/15/2000	Measured	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 19 - Ranch	1	Rating: Good																	
Sty Ht: 1 - 1 Story				A Bath:		Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:		Rating:													
Foundation: 1 - Concrete				A 3QBth:		Rating:													
Frame: 1 - Wood				1/2 Bath:		Rating:													
Prime Wall: 1 - Wood Shingle				A HBth:		Rating:													
Sec Wall: 26 - Wood	3%			OthrFix:		Rating:													
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>											
Roof Cover: 1 - Asphalt Shgl				Kits: 1		Rating: Good		1st Res Grid	Desc: Line 1	# Units: 1									
Color: CREAM				A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl: 1		Rating: Good		Other											
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:		Upper											
Grade: C - Average				Lvl 2				Lvl 1											
Year Blt: 1958	Eff Yr Blt:			Lvl 1				Lower											
Alt LUC:	Alt %:			Totals	RMS: 6	BRs: 3	Baths: 1	HB											
Jurisdct:	Fact: .			<b>CONDOS INFORMATION</b>				<b>REMODELING</b>											
Const Mod:								Exterior:		No Unit	RMS	BRS	FL	<b>RES BREAKDOWN</b>					
Lump Sum Adj:								Interior:		1	6	3							
<b>INTERIOR INFORMATION</b>								Additions:											
Avg Ht/FL: STD								Kitchen:											
Prim Int Wall: 1 - Drywall								Baths:											
Sec Int Wall:	%							Plumbing:											
Partition: T - Typical								Electric:											
Prim Floors: 3 - Hardwood								Heating:											
Sec Floors:	%							General:											
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>											
Subfloor:								Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar: 1																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 1 - Forced H/Air																			
# Heat Sys: 1																			
% Heated: 100	% AC: 100																		
Solar HW: NO	Central Vac: NO																		
% Com Wall	% Sprinkled:																		
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 120.0-0001-0002.A												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:					